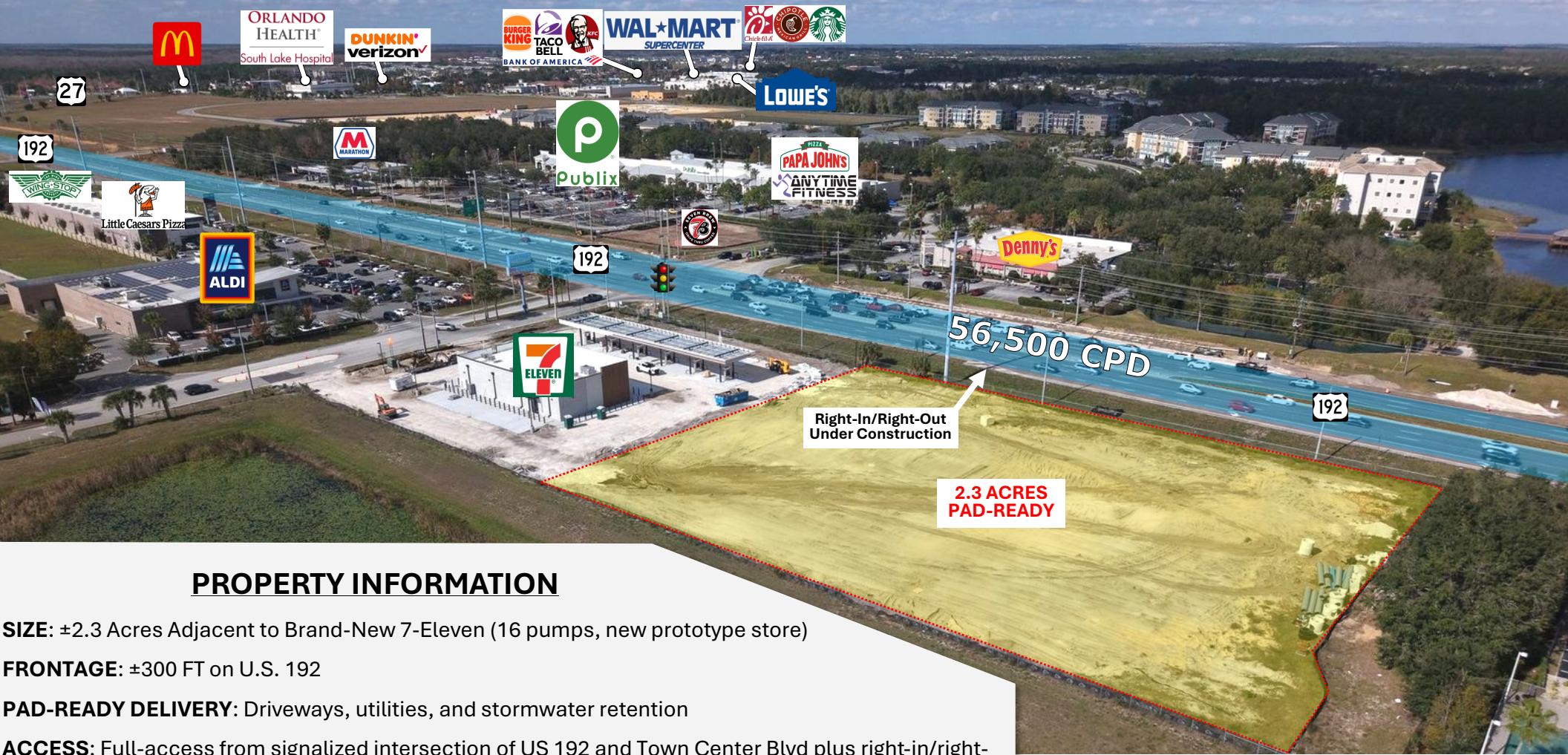


# PRIME LEASING OPPORTUNITY | ORLANDO MSA | OFF US 192/US 27 INTERCHANGE

Join Brand New, 16-pump 7-Eleven | Opposite of Publix, Aldi & top Denny's

Signalized SEC of US 192 & Town Center Blvd | Closest Traffic Light to major US 192/US 27 Interchange



## PROPERTY INFORMATION

**SIZE:** ±2.3 Acres Adjacent to Brand-New 7-Eleven (16 pumps, new prototype store)

**FRONTAGE:** ±300 FT on U.S. 192

**PAD-READY DELIVERY:** Driveways, utilities, and stormwater retention

**ACCESS:** Full-access from signalized intersection of US 192 and Town Center Blvd plus right-in/right-out on U.S. 192

**TRAFFIC:** 56,500 CPD (W US 192) & 60,000 CPD (US 27)

**LOCATION:** Booming Four Corners on closest traffic light to US 27/US 192 interchange, the key junction connecting Clermont, Kissimmee, Davenport and Horizon West.

**KEY DESTINATIONS:** One of the main roads to Disney World (6 mi away) and close to Margaritaville Resort Orlando (3 mi) and under-construction Everest Place (feat Nickelodeon Resort; 2 mi)

**NEW RESIDENTIAL:** +4,500 new residences (apts, townhomes, single-family) in 1-mi radius and +1,000 more under construction

**For Inquiries, Please Contact:**

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## IMMEDIATE MARKET PROFILE



## TRAFFIC COUNTS

Road	Avg Cars Per Day (CPD)
US 192 (W of SR 429)	56,500
US 27 (S of US 192)	60,000
US 27 (N of US 192)	47,000
CR 545 (Avalon Rd)	18,030
Westside Blvd	14,160

Source: FDOT, Orange and Osceola counties

## DEMOGRAPHICS

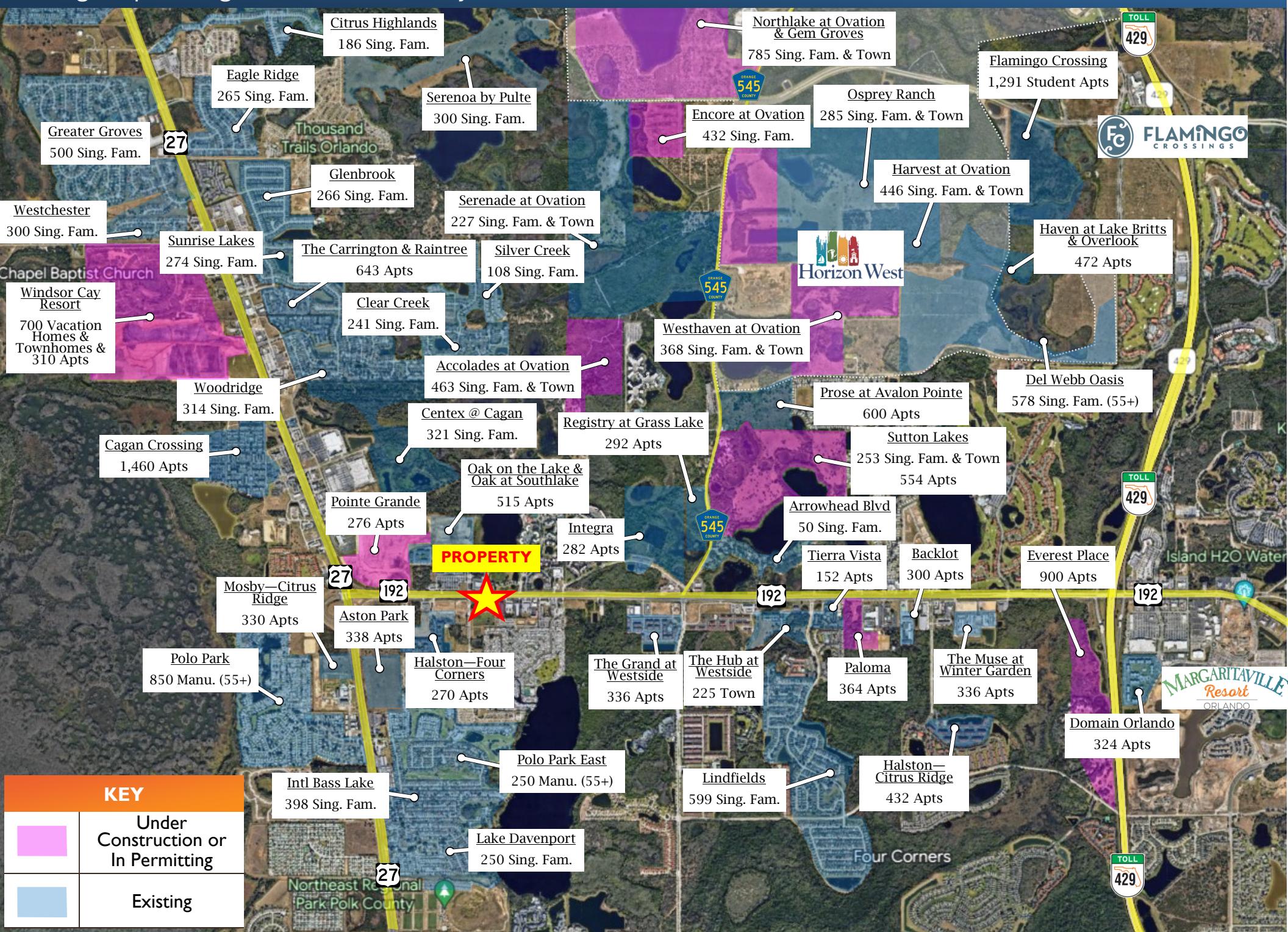
Radius	1 mi	3 mi	5 mi
Population	5,175	45,260	93,160
Employees	4,640	48,060	97,300
Avg HH Income	\$76,540	\$92,850	\$113,850

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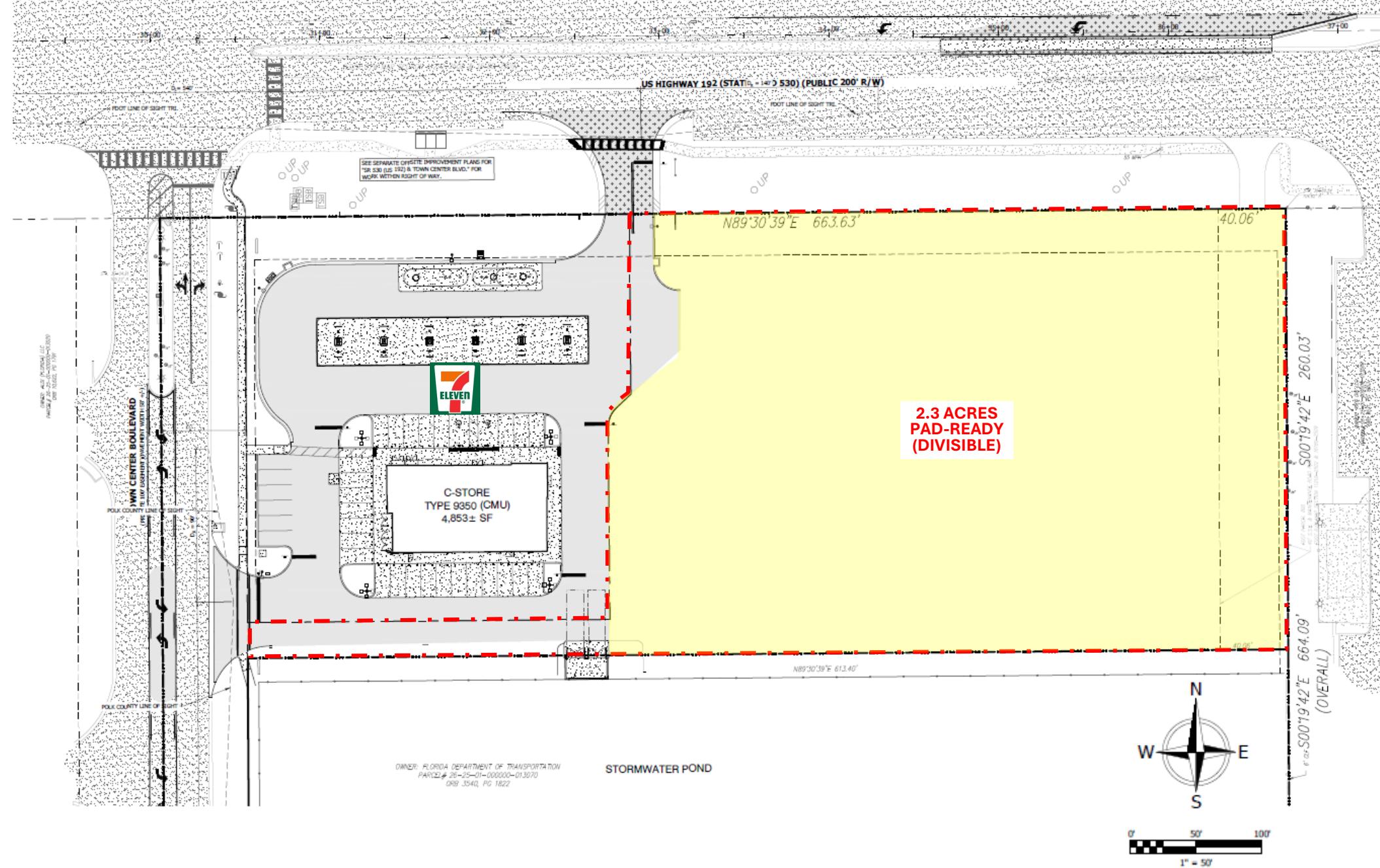
Source: ESRI

# RESIDENTIAL SNAPSHOT

## Existing & Upcoming Homes & Multifamily in 3-mi Radius



# SITE PLAN



# BIRD'S EYE AERIAL



# AERIAL—SOUTH VIEW



# AERIAL—EAST VIEW

